

**James Hotel Scottsdale**  
7353 East Indian School Road  
Scottsdale, AZ 85251

## **PROJECT NARRATIVE**

The intent of the new Owners is to transform this 1970 era motel into a hip, young property being driven by a very strong food and beverage component. A lot of style but not much cost.

To that end this project will include a renovation of the existing restaurant into a high end restaurant tentatively named "Fiamma", an existing restaurant one on the investors owns in New York City ([www.brquestinc.com](http://www.brquestinc.com)). The Owners have submitted an application to lease city owned property on the Civic Center side of the restaurant to extend open patios with operable shades. The intent is open up the restaurant into the civic center area to create an exciting transitional space between the Civic Center and the hotel through excellent food service. Beyond this, the Public Area building will see a renovation of the public spaces and the porte cochere which involve replacing the interior architecture with new, approximately 700 sf expansion of the upper lever administration offices over the existing roof, and the additions of vertical transportation and unisex bathrooms for ADA purposes, and a "soft goods" (carpet, paint, wall coverings, etc) renovation of the meeting space to freshen up the look.

The guestroom buildings will essentially be updated but from a decorative perspective. This renovation will include new carpets, wall coverings, furnishing, plasma screen TV's, and replacement of the outdated vanities, doors and PTAC units. Some specific heavier construction will be done to create new ADA compliant guestrooms, combining guestrooms and capturing open breezeways to create more suites and building structural flooring under the existing façade treatments in from of the sliding doors to create mini-balconies (approximately 40 sf). The net effect will be a reduction in "key" count (rentable rooms) from 206 to less than 200.

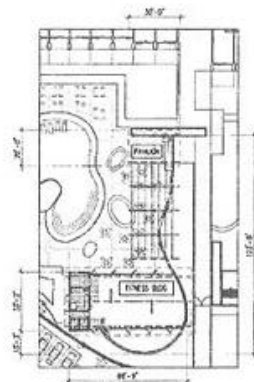
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#### PROJECT NARRATIVE - continued

The building exteriors will receive new paint in a variety of color and a new focused lighting treatment. The existing laundry will be relocated to a new space created by filling a gap between guestrooms in one of the guestroom building. In addition, the existing open corridors will be screened by the addition of clear screen wall panels that are spaced adequately for proper ventilation yet create a sense of privacy for the guests.

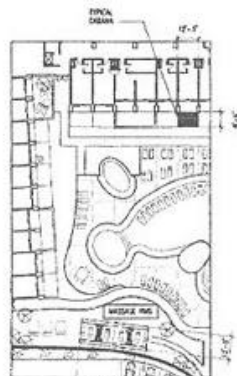
The sitework will include the removal of the existing tennis courts and other courtyard structures (except to existing pool) and the creation of a new recreational area including a new free form pool, fitness center, massage area and a "beach bar". The entire space will be connected by new walkways with laminar fountains with a variety of interesting landscaping areas. Other exterior improvements include adding portable sun shade extensions to all ground level guestrooms, repaving / re-striping of the parking areas, and general landscaping upgrades to the entire property.

Finally, the perimeter of the site is currently protected by a masonry block wall of varying height. The project includes raising this wall between 16 and 24 inches to provide a better screening of the parking areas from the street. In addition these walls will be carried into the site to screen the views into the new recreation area from entry traffic. These walls will terminate into 2 new entry features at the Buckboard and Drinkwater entrances which will include new signage monuments. The entry feature on Buckboard will be decorative while the entry feature on Drinkwater will be operable with Fire Department lockbox.



PROPOSED BUILDING FOOTPRINT: 117'-0" X 117'-0"  
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1. PROPOSED BUILDING & PARKING  
 1/8" = 1'-0"



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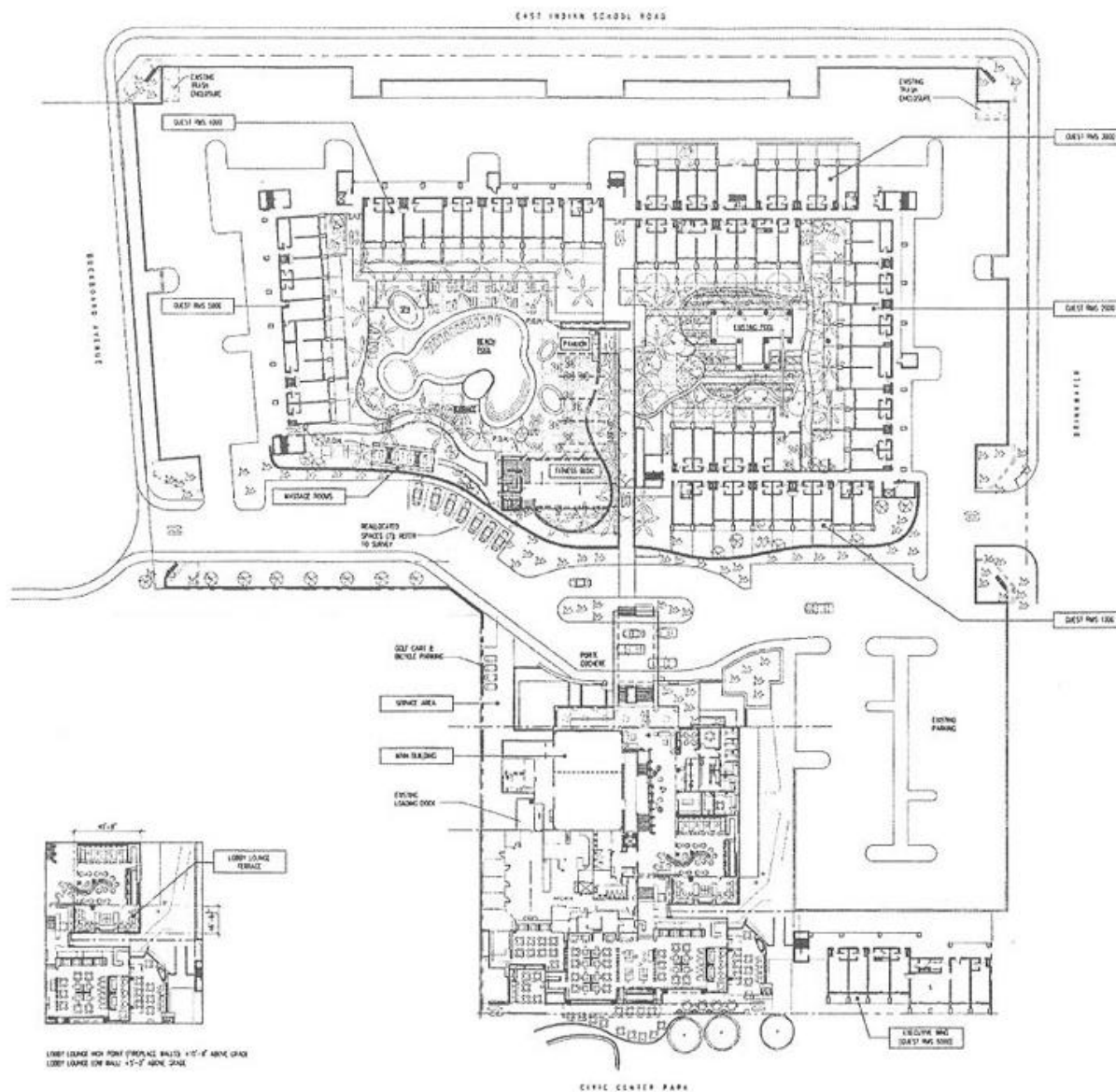
2. PROPOSED BUILDING & PARKING  
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3. PROPOSED BUILDING & PARKING  
 1/8" = 1'-0"

4. PROPOSED BUILDING & PARKING  
 1/8" = 1'-0"



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PROJECT:  
 231-DR-1996-12  
 05/20/2003

DRB 3-1.2

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PROPOSED BUILDING ELEVATIONS  
 MAIN BUILDING ELEVATION

DRB 3-1.2

231-DR-1996-12  
 05/20/2003

PROPOSED ELEVATION  
FITNESS BUILDING

DRB 3-13  
231-DR-1996#12  
05/20/2003



